

Statement of Information

Single residential property located outside the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb or
locality and postcode

155 Kingfisher Drive, Lal Lal Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$295,000

&

\$315,000

Median sale price

Median price

X

House

Unit

Suburb or locality

Lal Lal

Period - From

to

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	610 Mount Doran Rd LAL LAL 3352	\$315,000	09/06/2017
2	375 Clarendon Lal Lal Rd LAL LAL 3352	\$307,000	19/12/2016
3	250 Clarendon Lal Lal Rd LAL LAL 3352	\$300,000	20/10/2016

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

***When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**

**Rooms:** 1**Property Type:** House (Previously Occupied - Detached)**Land Size:** 44000 sqm approx

Agent Comments

Offering 10.8 acres (4.4 hectares) of undulating and usable land, this lifestyle property will suit buyers looking for privacy plus those seeking a property for horses or rural pursuits! The land is fully fenced with numerous paddocks and has a dam, a garage plus further sundry shedding. Established gardens surround the home, which enjoys an elevated position with views overlooking the property. The home comprises 2 well sized bedrooms, an updated main bathroom and open plan lounge/dining area next to the kitchen. Features include a combustion wood heater, front and rear verandas.

Comparable Properties

**610 Mount Doran Rd LAL LAL 3352 (REI)**

Agent Comments

**Price:** \$315,000**Method:** Private Sale**Date:** 09/06/2017**Rooms:** -**Property Type:** House**Land Size:** 38800 sqm approx**375 Clarendon Lal Lal Rd LAL LAL 3352 (REI/VG)**

Agent Comments

**Price:** \$307,000**Method:** Private Sale**Date:** 19/12/2016**Rooms:** 4**Property Type:** House**Land Size:** 12141 sqm approx**250 Clarendon Lal Lal Rd LAL LAL 3352 (REI/VG)**

Agent Comments

**Price:** \$300,000**Method:** Private Sale**Date:** 20/10/2016**Rooms:** 3**Property Type:** House (Res)**Land Size:** 20234 sqm approx